



# 70 Weston Park Calgary Alberta

\$770,000

Welcome to this inviting 1.5 story home in the highly desirable community of West Springs! This beautiful family home offers three spacious bedrooms, two full bathrooms and a double attached garage. The main floor showcases new luxury vinyl plank flooring, a fresh coat of paint and a bright open layout filled with natural light from oversized windows, a skylight and vaulted ceilings. The spacious kitchen has a new dishwasher, abundant cabinetry, a corner pantry and generous prep space with both a centre island and peninsula, making it perfect for cooking and entertaining. The dining area and inviting living room with a cozy gas fireplace overlooks the backyard, ideal in a family home for keeping an eye on little ones. Step outside to a low maintenance yard featuring an upper rear deck with bbq gas line, a lower stone patio and a rock garden in the front. Two large bedrooms, a 4pc bathroom and convenient main floor laundry with a new dryer complete this level. The primary bedroom occupies the entire upper level creating a private retreat with south facing windows flooding the space with light, along with a walk in closet and 4pc ensuite that offers comfort and privacy. The unfinished lower level is awaiting your personal touch and features large windows, tall ceilings and a rough-in for a future bathroom plus it has a new furnace. Located just 20 minutes from downtown, West Springs offers excellent schools, top restaurants, cafes, fitness facilities and boutique shopping all within walking distance from your front door. (id:6769)

Foyer 10.00 Ft x 4.58 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft  
Bedroom 13.17 Ft x 10.92 Ft  
Bedroom 13.17 Ft x 9.92 Ft  
Dining room 12.08 Ft x 10.58 Ft  
Kitchen 13.50 Ft x 14.92 Ft

Living room 14.92 Ft x 13.83 Ft  
Laundry room 6.42 Ft x 5.42 Ft  
4pc Bathroom 7.58 Ft x 8.42 Ft  
Primary Bedroom 13.00 Ft x 15.42 Ft  
Other 7.58 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca